



Administrative Action

Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-24-14 / Chestnut Hills Lot 60

General Location: The site is located on the west side of Dixon Drive, north of its intersection with Wimbleton Drive within the City Limits.

CAC: North

Nature of Case: Subdivision of a 0.52 acre parcel zoned Residential-4 into two single family lots.

Contact: Alison Pockat

Design Adjustment: Two Design Adjustments have been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment to increase the allowable block perimeter from the required 5,000 linear feet to 6,980 linear feet;
2. A Design Adjustment for alternate location of street trees within a tree maintenance easement on private property;

Administrative Alternate: NA



SUBJECT: S-24-14 / Chestnut Hills Lot 60

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the west side of Dixon Drive, north of its intersection with Wimbleton Drive within the City Limits.

PINs: 1706354841

REQUEST: This request is to approve the subdivision of a 0.52 acre parcel zoned Residential-4 into two single family lots.

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a fee-in-lieu pf construction be provided for the additional 1' of required sidewalk;
- (2) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That ½-64' right-of-way dedication, 5' utility placement easement, 10' slope easement and a 5' street tree maintenance easement be recorded.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Bowers (S. Bader)* Date: 11-5-14

Staff Coordinator: Stan Wingo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2. This approval is based on a preliminary plan dated 10/3/14 owned by Jacobs Building Company., submitted by Alison Pockat.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: This project is less than two acres; therefore exempt from Tree Conservation.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way of the following streets is required by the Street Typology Map of the Comprehensive Plan. Dixon Drive is classified as a Neighborhood Street. Dedication of right-of-way is required.

Street Name	Designation	Required R/W	Construct	Slope Easement
Dixon Drive	Neighborhood	1/2- 64'	N/A	10'

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the North CAC in an area designated as Low Density Residential on the Future Land Use Map.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the Residential-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

**BLOCKS / LOTS /
ACCESS:**

The block perimeter measurement within this subdivision is based on R-4 zoning and the maximum block length should be between 5,000 – 6,000 linear feet. A design adjustment was approved by the Public Works Director eliminating the public street connection requirement to meet the maximum block perimeter.

**STREETSCAPE
TYPE:**

The applicable streetscape is residential. A design adjustment was approved for alternate location of required street trees within a 5' maintenance easement on private property.

PEDESTRIAN:

A 5' sidewalk exists along the frontage and a fee-in-lieu will be required for the additional 1' of required sidewalk width.

FLOOD HAZARD:

There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is exempt from stormwater controls under UDO Article 9.2.2.A.1 as this subdivision is less than 1 acre in aggregate size.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

There are no new streets being proposed with this development.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 11/5/2017

Record the entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT :**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.